



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 PANATELLA Way #1610, Calgary T3K 0R9**

MLS® #: **A2159694**      Area: **Panorama Hills**      Listing Date: **08/22/24**      List Price: **\$435,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$16k, 26-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **980 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,339**  
 Low Sqft:  
 Ttl Sqft: **1,339**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Landscaped, Many Trees, Street Lighting**  
 Park Feat: **Double Garage Attached, Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Private Entrance**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Lower</b>	<b>11`10" x 4`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 11`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 11`1"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>15`4" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>6`10" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`7" x 11`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`11" x 3`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`4" x 3`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 11`3"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`10"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`3" x 7`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$328**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d75**

Legal Desc: **1012958**

Remarks

Pub Rmks: **Discover an exceptional opportunity to own a meticulously maintained, fully upgraded townhome in the sought-after Panorama Hills community. This stunning residence features 2 SPACIOUS MASTER BEDROOMS and 2.5 bathrooms, seamlessly blending modern design with comfort. The main level welcomes you with 9 ft. ceilings, beautiful hardwood flooring, a stylish kitchen equipped with stainless steel appliances, and an open dining area that flows into a generously sized living room. Natural light pours in through large windows, enhancing the airy, open concept. Step out onto your private balcony to enjoy the serene surroundings. The upper floor is dedicated to two master suites, each offering walk-in closets and luxurious ensuite bathrooms, plus a convenient laundry room. The oversized double car garage, with a rear walkout, offers ample parking and extra storage space. Notable updates include a NEW WASHER AND DRYER, WATER SOFTNER, FILTERED WATER SYSTEM, NEWER WATER TANK and a NEWER GARAGE DOOR. Enjoy unparalleled convenience with close proximity visitor parking, the VIVO Recreation Centre just a short walk away, and schools, pathways, shopping, and parks within minutes. Don't miss this rare opportunity—book your showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**